"Manufacturers in Queens are suffering from a lack

of moderate price houses for their employees. The

great majority of their employees are compelled to

travel back and fourth, between Long Island City

and their homes, in either Manhattan, The Bronx,

"We are sadly in need of modern, multi-family

houses in Long Island City, which is within 8 to 14

minutes' ride (via the Queensboro subway) from

the uptown business district of Manhattan, that

radiates from the Grand Central Station. The

construction of such houses in Long Island City

would be an immense advantage not only to Queens,

A real home in grounds 100x258, extending from street to street. Shaded by stately trees and surrounded by shrubbery. The house is in first class condition; trim, of hardwood; fix tures, the best: rooms, large and well lighted; heating system, but water; abundant closet space; six porches screened.

slazed.

First Floor—Foyer, living room, library, dining room, breakfast room, tiled kitchen, electric refrigeration plant, two pantries, store room and lavatories. Second Floor—Six master's bedrooms and two tiled baths which include built-in showers. Third Floor—Card room, billiard room, two servants rooms and bath Cellar—Is light and airy; contains laundry, wine cellar, store rooms and lavatory.

For terms and further information, HERMAN J. HAYES,

44 Broad Street Phone 2444 Broad New York City

Forest Kills Gardens

15 MINUTES FROM PENN. STATION.

A choice of houses and plots for sale.

but to New York City as a whole.'

Gentleman's Superb Home

Flushing, L. I.

Darwin R. James, President

American Chicle Co., Says:

Brooklyn or elsewhere.

Famine in Homes

In Long Island City

North Side of 72nd St.

REAUTIFULLY situated new twelve-story apartment with 162 ft. of southern exposure. Covered entrance driveway. Five open fire places in each apartment.

Designed and Constructed by

Duplex Apartments Simplex Apartments

Renting Agent Now on Premises

Douglas L. Elliman & Co. Agento
Bet. 5th & Madison Ave. 15 East 49th Street Phone Pitta 9200

Obtain a permanent home by

Making a safe investment on a sound and

Economical co-operative plan.

Invest 4 to 5 years' rent; one-third down and balance in eight equal quarterly payments.

Just East of Riverside Drive. 5, 6 and 7 Rooms.

Tel. Columbus 5116

212 WEST 72nd Street.

NEW

LARGE ROOMS FINEST CONSTRUCTION WONDERFUL OUTLOOK

3-4-5 and 6 Rooms

AT 159TH ST.

partments

2178 Broadway

7 Rooms, 3 Baths

\$5,000

993 Park Ave.

8 Rooms, 3 Baths

\$6,500

58 Central Park West

10-11 Rooms, 3 Buths

\$5,800 to \$6,600

Apply on premises or

BING & BING

119 West 40th St. Bryant 6410

-New Building-

Ft. Washington Ave.

S. E. Corner 173d St.

3-4-5-6 Rooms, 1-2 Baths

935 St. Nicholas Ave.

6 Rooms, 2 Baths, \$2,100

210-212 West 104th St.

3-Room Apartments
With Immediate Possession.
sery modern detace—Rehts 1:10-5:26.
Renting agent on premises, or

Charles Berlin RENTING AGENCY.
Broadway, corner 162d St.

FORDHAM HEIGHTS

FOR RENT

Just Completed

Northeast corner 146.

SMALL **Apartments**

840 Seventh Ave. Corner 54th St. 3 & 5 Rooms, Bath

350 West 55th St. 1, 2, 3 & 4 Rooms, Bath

\$850 to \$2,200

300 Central Park West Corner 90th St. 1 & 2 Rooms, Bath

We are also offering a few Furnished Apart-ments in these Buildings

BING & BING

18 West 40th St., N. Y. C. Bryant 6418

Most Beautiful House on

UNIVERSITY HEIGHTS Just Completed 2460-2470 UNIVERSITY AVE.

1 Block North of Fordham Road 4-5 LARGE ROOMS With Large Foyers

Every conceivable improvement Opposite Beautiful Park

Every room permanently light

3 minutes' walk from Fordham Road Statlon of Jerome
Ave. Subway and 6th and
9th Ave. L. 4 blocks to
University Heights Station N.
Y. C. R. R., Putnam Division. Moderate Rentals. Agent on Premises

A FEW REMAINING APARTMENTS

Rooms and Bath ... , .. \$13

RIDGEWOOD CO.

910 Fifth Avenue

UNFURNISHED APARTMENTS TO LET UNFURNISHED APARTMENTS TO LET UNFURNISHED APARTMENTS TO LET

Your

Rent

Half

 $Holbrook\, Hall$

145 West 55th Street

Semi-housekeeping Apartment Hotel

room, bedroom, kitchenette and

bath cost \$12,000 to purchase.

The cost, therefore, is the

equivalent of only six years

Own Your A partment

Interest on your investment

Choice apartments of vary-ing sizes are still available

OCCUPANCY ABOUT FEB. 1st, 1921 For Floor Plans and Details apply to

Fred T. Ley & Company

Large Rooms,

Kitchen and Bath.

Just Completed, \$125 and up.

With

46 RIVERSIDE DRIVE

S. E. Cor. 77th St.

LONG ISLAND REAL ESTATE

YOUR OPPORTUNITY

Given \$2000 Away

As Described Below

Modern

Colonial Houses

All Must Be Sold Sunday

ler's pantry and kitchen with broom closets, etc. Second floor contains four bedrooms, tiled both and stair-way leading to attic.

These houses were built to sell for

OUR ADVERTISING PLAN
In order to get purchasers on the
grounds early, we are going to
give the first purchaser of the
house adjoining the above photograph a reduction of \$2,000. That
will bring the price down to
\$8500, we will take \$2500 cash and
the balance arranged on mortgage. So come early.

These houses were built under the super-vision of a capable architect.

LARGE PLOTS - Some run through en-tire block giving two street front-

BALDWIN IS 40 MINUTES OUT-High

HOW TO REACH HOUSES-Take Long

Don't forget corner of Baldwin Avenue and Oakmera Drive, Baldwin, L. I.

ROSS, Real Estate Agent

551 Nostrand Ave., Brooklyn

HUNTINGTON, LONG ISLAND

WATER VIEW

Mrs. F. C. ROSENTHAL.

Phone 656-Huntington, L. I.

NORTH SHORE

LONG ISLAND

The Best Available Properties
Whoatley Hills Real Estate Corp
REAL ESTATE BROKERS
95 Liberty St. Tel. Cort. 4657, N. T.

OWNER'S SACRIFICE

nts, gas and electric light, large porch ens, 2 car garage, plot 70x163; nice n, shrubbery, spruce and pins trees; e \$11,000, on terms to suit. Box 114, eport, L. I.

A Bargain!

\$1,280

19 W. 44th

Street

at the rate of 6% per

These apartments

rent and you

SAVING per year

Departments

PARTMENTS consisting

of large foyer, living

READY DECEMBER FIRST

FRED F. FRENCH COMPANY

15-18 Rooms, 5-7 Baths 15 Rooms, 5 Baths

Revised Schedule of Rents-\$15,000 to \$30,000

YOUR ROAD TO HAPPINESS

Home, the foundation of contentment.

620 WEST 116th ST. 431 RIVERSIDE DRIVE

Corner of 115th St.

EARLE & CALHOUN

812 Riverside Drive

NORMAN DENZER

3807 BROADWAY

NEW AND UP TO DATE **ELEVATOR APARTMENTS**

IMMEDIATE POSSESSION

RIVERSIDE DRIVE

REPRESENTATIVE ON PREMISES Tel. 10418 Audubon

FOR RENT

\$1,950 to \$2,700

\$900 to \$1,800

Apply on premises or

JUST COMPLETED Ready for Occupancy Nov. 1st and Nov. 15th 3-4-5 ROOM APTS. Similar to Park Ave. Apartment Houses LARGE, LIGHT & AIRY

Kingsbridge Rd. & Morris Ave. Block from Poe and St. James Paris Six blocks to University Heights Station of N. Y. C. R. R.

You Save \$600 a Year

By Owning Your Own Apartment

Usual Renting Plan

An up-to-date five-room apartment will cost, to rent, not less than \$125 per month, or \$1,500 per an-

num.		
	Monthly	Yearty
1st Year	\$125	\$1,500
2nd Year	125	1,500
3rd Year	125	1,500
4th Year	125	1,500
5th Year	125	1,500
6th Year	125	1,500
7th Year	125	1,500
8th Year	125	1,500
9th Year	125	1,500
10th Veer	125	1 500

Total amount paid in 10 yrs. \$15,000

Average monthly, \$125 As tenant you save nothing

only a collection of rent

receipts.

Our Plan of Ownership

An initial payment of \$2,500 and monthly payments thereafter for seven years will give you Owner-ship of a new, five-room Garden

1st Year 2nd Year 1,596 3rd Year 1,560 1,524 1,488 5th Year 121 115 1,452 1,392 6th Year 7th Year 8th Year 9th Year 10th Year

Initial Payment \$2,500 Total amount paid in 10 yrs. \$15,628 \$6,500 of this amount is saved and credited to ownership of a paid-up share in the building. As Owner You Save \$600 Per Year.

JACKSON HEIGHTS GARDEN APARTMENTS

Sunshine In Every Room 4, 5 and 6 READY FOR Every Room an Outside Room

Social and business references required.

The Queensboro Corporation

22 Minutes from 42nd Street

MANHATTAN OFFICE 50 East 42nd St., Cor. Madison Ave. Telephone Murray Hill 7057

House Only Three Years Old

Price \$20,000. Terms to Suit.

THOMAS HEALY'S May-November Farm Hartsdale Park, N. Y. or to your outbroker. Brokers protected.

GREENACRES-HARTSDALE

Immediate Possession

Howe : Thompson

"Country Homes"
PRICE \$35 500 - REASONABLE TERMS
Depot Sq. White Plains, N. Y. Tel, 2382
Sandap, Phone, \$67-R - Open Tuesday

Special Price for Quick Action

R-Franklin Hu'y

FOR RENT OR SALE

10 ROOMS and 3 BATHS

Charming cut-stone residence, attractively designed and ideally located with references to Station. Hotel Gramatan and Country Citib Large rooms, spacious porches; hor water heat; 2-car garage; large old chade trees, clegant lawn and garden. Possession Nov. 1st.

Burkestone Jac.

Bronxville, N. Y.

Phone 1480

"It CAN be done"

Cory, attractive, modern home in choice section. Open fireplace, beamed ceiling, paneled wails, hardwood floora, tasty decorations, all improvements and handy. Plot of ft front; garage. Price \$8.560. Reasonable terms. This is for small family only We advise quick action. Not open on Sunday.

EDWARD M. WEST, INC.
WHITE PLAINS, N. Y. PHONE 2768

Westchester County-Connecticut

Long Island

Country Residences, Fine Estates, Gentlemen's Farms, Choice

BEST VALUE IN COUNTY

Large, fine farmhouse, stone wing of colonial period. I to 4 acres, lawn, garden, beautiful shade trees, steam heat, electric light; garage; conveniently and attractively located, is mile from Scarsdale station, \$22,000 for house and I acre. Swift, 1581 Bedford ave., Brooklyn, N. Y. Telephone \$377 Prospect.

Phone Why. Y. V. Rogers

ABOUT A HOME IN PELHAM PELHAM 4782.

CHOICE PLACES

ALONG THE SOUND

Bys. Mamaroneck, Larchmont, Greenwick, Sand Beach, Etc.

With FSDAY

boo 5th Avenue, New York.

Acresge.
George B. Corsa,

JACKSON HEIGHTS OFFICE Opp. 25th St. Subway Station Telephone Newton 2361

To visit Jackson Heights by most convenient route take Subway to Grand Central, transfer to Queens-boro Subway (Corona Line) to 25th St. Station (office opposite station).

WESTCHESTER COUNTY BEAL ESTATE FOR SALE

A Bargain At Hartsdale Park, Hartsdale, N. Y. House, stone and stucco, 12 rooms, three baths tile and extra tile showers, garage with man a quarters, celiar and laundry, electric lights, own deep water well, 1 1-3 acres of ground. More land

GREENWICH, CONN. And Thereabouts

very cheap PRICE \$30,000.

Near the water, English manor house, stone and frame, newly decorated, attractively furnished, \$ bedrooms, \$ baths, large garage, pretty grounds; them.

Greenwich, Conn.

Raymond B. Thompson Smith Bldg.

GREENWICH, CONN. Attractively furnished home: 7 master rooms, 3 baths, 3 servants' rooms, 1 bath, drawing room, lying hall, dining room, servants' dining room, \$500 a month; convenience to trolley helps solve servant question.

3211 Broadway. Phone 9700 Schuyler WESTCHESTER COUNTY REAL ESTATE

WILLIAM E. MORRELL, INC.

Arleigh Homes

Price, \$11,000 to \$13,000

Rickert-Brown Realty Co.

CONNECTICUT REAL ESTATE

REAL ESTATE BARGAINS Overlooking L. J. Sound. pretty Colonial house, 14 100ms, 3 baths; garage,

harge garage, pretty grounds; cheap.

PRICE \$60,000.

NO. 12—Ridgefels, Conn., 50 miles from New York, over perfect roads, quaint Colonial New England home, 15 acres, adjoining Ridgefield Country Club, complete gentleman's estate, property in excellent repair; offered for sale only, Photographs and further particulars.

Office open on Election Day and Sunday.

THOMAS N. COOKE, Smith Building, Greenwich, Conn. Phones 480 & 1330.

Several very desirable residences for rent by the year, furnished or unfurnished, \$4,000. Five master bedrooms, three baths, three servant rooms, bath, Garage, Also several residences for sale at moderate prices.

Greenwich, Conn. Telephone 866.

FREDERICK ZITTEL & SONS.

SNAPPY COLONIAL HOUSE Very choice section 7 rooms, tiled bath, steam heat, Extra modern throughout. Beautiful view from every room. Plot 50x100. Immediate possession. PRICE \$15,500.

Westchester and Suburban J. F. McKEAN, 542 5th Av.



2 Vanderbilt Ave., Telephone Vanderbilt 9484.

Rett

Gardens Long Island

16 Minutes from the Heart of Manhattan HOUSES specially priced and on special terms of payment

10% CASH Unusual opportuni-ties to build on welllocated plot at present material costs under the Kew Gar-dens Building Plan. EDGEWORTH SMITH, Inc. Sole Agents

1 West S4th St., N. Y.
Phone Fitzroy 5250

Office at Kew Gardens
Adjoining Station
Richmond Hill 1713

NORTH SHORE MES, BUILDING PLOTS ACREAGE & ESTATES ALL PRICES Hom

\$20 B'way, New York City. Cort. 2223. Or Jackson Ave. and Little Neck Rd., Little Neck, L. I. Bayside 836. Great House Bargain will sacrifice beautiful house and rage, large plot, wide boulevard, near ation; half hour Manhattan; steam heat, ciricity, parquetry, artistic decoration, surroundings, tile bath, tile kitchen, splace. Small cash payments; \$60.00 onthly.

Phone Owner, Hollis 6515 KEW GARDENS 16 minutes from Penn Station; 6 rooms, one bath; stucco; sun porch, sleeping porch, extra large living and dining rooms Blot 68x100. Can be seen all day Saturday and Sunday, Kew Gardens Corp. office at railroad station.

MASSACHUSETTS REAL ESTATE IN THE BERKSHIRE HILLS For Sale:—A fine little farm of 6 acres, minutes' walk from station and near rolley; elegant 8-room house, all modern

with two car garage; all modern improvements. \$16,500. Terms to suit

> Sales Agent on property today and every day (including Election Day) 9 A. M. to 6 P. M. Parkway Gardens Corporation Office in Old Mansion -900 Kings Highway 5 BET. E. 97H & F. 107H STS. Near Coney Island Ave., Brooklyn, N. Y.

Phone Coney Island 342.

BROOKLYN REAL ESTATE

QUEENS REAL ESTATE A FEW LEFT 6-7-8 ROOM **NEW COLONIAL HOUSES**

All Modern Improvements Streets Fully Improved \$11,500 to \$14,500 \$2,000 CASH ABOUT \$60 PER MONTH WILL PAY CARRYING CHARGES. Operators Associates, Inc.

Parsons Ave. and Hyacinth Place, FLUSHING - NEW YORK CITY STOP RIGHT HERE \$6,000 TO \$35,000

Broadway to Brighton In 30 Minutes The B. R. T. Broadway-Brighton Line is now running down Broad-way, Manhattan, direct to Sheeps-head Bay, where you change for Manhattan Beach Come down to-day and look at the lots we have for sale at reasonable prices on convenient terms. SEND FOR BOOKLET

BROOKLYN REAL ESTATE

Broadway Brighton Subway Now

Running to Wall Street and

Times Square

HERE'S YOUR CHANCE

Five minutes from Kings Highway Express Station. This \$35,000 corner residence on a plot 80x100, with two car garage; all modern conveniences; \$26,000. Terms to suit.

CITY REAL ESTATE

HESS PROPERTY HESS See SEETH-MURRAY CO. BROOKLYN, QUEENS

and LONG ISLAND

Homes Formal Strain 7:43

FLATBUSH-BROOKLYN \$1,000 DOWN buys splendid 6-room modern house, brick or stucce; half hour from N. T.; block from Brighton subway station, wonderful investment; easy terms. ORLINGER, 239 Broadway, N. T. Tel. 7440 Worth.

COMPLETE HOME, ready for occupancy, 7 rooms bath steam heat, all improvements; elegantly decorated; ecreens, shades; 50x125, 5 minutes station, \$13,500. Thompson, 6 Atlantic Av. Phone \$65 Lynb'k. DOUGLAS MANOE THE IDEAL suburban home en North Shere; 22 minutes Penn. Station; some bargains in houses and plots J. HART WELCH Bouglaston. Phone Bayside \$11.

SPRINGFIELD Buy Springfield, Queens County, New York
City, lots for \$250 to \$450 cach.
Opposite Station. Phone Springfield 1817. ATTRACTIVE OFFER 5 rooms, bath, pipeless heater, electricity, gas, convenient village and depot. \$1,000, cash \$2,500. Other bargains from \$1,000 to \$40,000. Wm, H. Van Ness, north of sta. Tell, Freeport \$65 R.

HOMES of unusual distinction, 5 to 5 rooms, all modern conveniences, ranging from 36,850 to \$15,000, within 5 minutes walk of station.

AMSTERDAM DEVELOPMENT & SALES CO., 1269 Broadway, New York.

WHY PAY \$150 per mo. rent when it is pos-sible to own one of these beautiful Colonial cottages at an expense of \$50. Easiest terms. Jefferson ave. Queens Village. Willage. Astoria. Attractive frame and stucce dwelling, containing 2 rooms, 1 bath, steam heat, Pittsburgh gas heater, open fire; garage; corner plot, 56x100; conveniently located, 513.000. J. WILSON DAYTON, Bayside, L. I. Phone 641 Bayside.

QUEENS GARDENS

ROCKVILLE CENTRE SACRIFICE—13 beaugiful homes and bungalows, all modern improvements; 6 minutes from Long Beach; 6 minutes from station. Price \$6,500 to \$10,500. Reason able terms. SOUTH SHORE ESTATES, Rockville Centre, L. I.

FOR SALE
HOUSES with all modern improvements, ready for immediate occupancy. Commuting distance. Prices \$4,500 and upward.

The owner, going to France to live, will sell for \$15,000 his home at Nyack-on-the-Hudson, near river, club and station; 10 rooms, 2 baths, hot water heat, oak floors; beautiful corner plot of one scre; cottage-garage and great trees; select environment; good terms to right buyer. Howard Gold-smith, 63 Park Row, telephone 2535 Beekman.

HOUSES with all modern improvements, eady for immediate occupancy. Commutage distance. Prices \$1,000 and upward erms to suit.

Unloan & DeKay. Phone 15 Babylon.

Three attractive modern shore front properties, with or without acreage; homes of community located, with repartian rights. \$120,000 to CAMPS-CAMPSITES-ESTATES \$150.00. EDWIN N. ROWLEY, Northport, L. I., or 47 West 14th St., New York City.

NEW YORK STATE REAL ESTATE

with every conceivable improveme